

**2232 PUBLIC FACILITY REVIEW
(Non-Telecommunications)**

**County of Fairfax, Virginia
Application for Determination
Pursuant to
Virginia Code Section 15.2-2232**

**** This area to be completed by staff ****

APPLICATION NUMBER _____

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY**LOCATION OF PROPOSED USE**

Address 4710 North Chambliss Street

City/Town Alexandria Zip Code 22312

Place Name (if at county facility) Lincolnia Senior Center

Tax Map I.D. Number(s) 0722 01 0043

Fairfax County Supervisor District Mason District

Total Area of Subject Parcel(s) 4.833 Acres (210,543 SQ.FT.)

Zoning District R-3

APPLICANT(S)

Name (Company or Agency) Public Private Partnerships Branch, BDCD, DPWES

Agent Name Gasim Elfaki, Project Manager

(Note: Failure to notify County of a change in agent may result in application processing delays)

Agent's Mailing Address 12000 Government Center Parkway, Suite 449

City/Town Fairfax State VA Zip Code 22035-0054

Telephone Number (703) 324-2474 Fax (703) 324-4365

E-mail gasim.elfaki@fairfaxcounty.gov

Secondary Contact (Must Be Provided) Joan Beacham, Project Coordinator

Telephone Number (703) 324-5668 E-mail Joan.Beacham@fairfaxcounty.gov

PROPERTY OWNER(s) OF RECORDOwner Fairfax County Board of SupervisorsStreet Address 12000 Government Center Parkway, Suite 530City/Town Fairfax State VA Zip Code 22035Has property owner been contacted about this proposed use? Yes ☐ No ☐**BRIEF DESCRIPTION OF PROPOSED USE**

Temporary facility for the Baileys Crossroad Community Shelter to provide for the program relocation allowing the redevelopment of the existing site and design and construction of the permanent facility at a new location.

PRIOR TELECOMMUNICATIONS APPROVAL(S)

Research and provide all previous 2232, 456, 6409, or "Feature Shown" (FS) approvals for the applicant carrier that is the subject of this application. Provide explanation for any conflicting information between previous approval(s) of record and the information shown in this current application.

None

PRIOR ZONING APPROVAL(S)

Research and provide previous zoning approvals (RZ, SE, SP, VC, etc.) for all uses on site such as proffered conditions, special exceptions, special permits, variances, or development plans. This applies to any carrier with telecommunication equipment on the subject property.

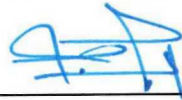
Rezoning from R-2 to R-3 (RZ 86-M-069)

SIGNATURE

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent _____



Date _____

3/31/2016

Submit completed application to:

**Chris Caperton, Chief, Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
(703) 324-1380**

Section 15.2-2232 Review
Temporary Bailey's Crossroads Community Shelter
Project Number HS-000013-001
March 31, 2016

PART II: SUPPORTING MATERIALS AND INFORMATION

- A. PROPERTY IDENTIFICATION MAP:** At a scale of 1" = 500' identify the proposed site for the facility with the subject property centered and highlighted on a Fairfax County Tax Map. Records available online at <http://icare.fairfaxcounty.gov/Main/Home.aspx>

See attached Vicinity Map

- B. PROPOSED FACILITY/SITE PLAN (AT A SCALE OF 1"= NOT MORE THAN 50'):**

- ✓ One (1) 24" x 36" copy to correct scale - *Attached*
- ✓ Four (4) 11" x 17" copies to correct scale - *Attached*
- ✓ One (1) 8½" x 11" copies – *Attached*

Note: Additional copies may be requested by County Staff

Include in the facility/site plan the following information as relevant to the proposal:

1. Subject and adjoining property boundaries
2. Public right(s)-of-way and names
3. Scale and north arrow
4. Locations, dimensions, and maximum heights of all existing and proposed structures and equipment
5. Distance of proposed structures and equipment to all lot lines
6. When located in a utility easement or road right-of-way, distance of structures and equipment to all utility easement lines or road right-of-way lines
7. Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Area
8. Building size or land area of new facility or use (acres or square feet)
9. Area of existing facility or use to be enlarged or renovated (acres or square feet)
10. Area of proposed enlargement or renovation (acres or square feet)
11. Any features of the proposed use such as fencing, screening and landscaping, and existing topography with a maximum contour interval of five (5) feet
12. Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
13. Details of screening for the use showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height

- C. PHOTOGRAPHS OF SITE:** Photographs of the existing structure, building and site as applicable. Photo simulations of proposed development may also be requested by County Staff.
See attached.

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PART II: SUPPORTING MATERIALS AND INFORMATION

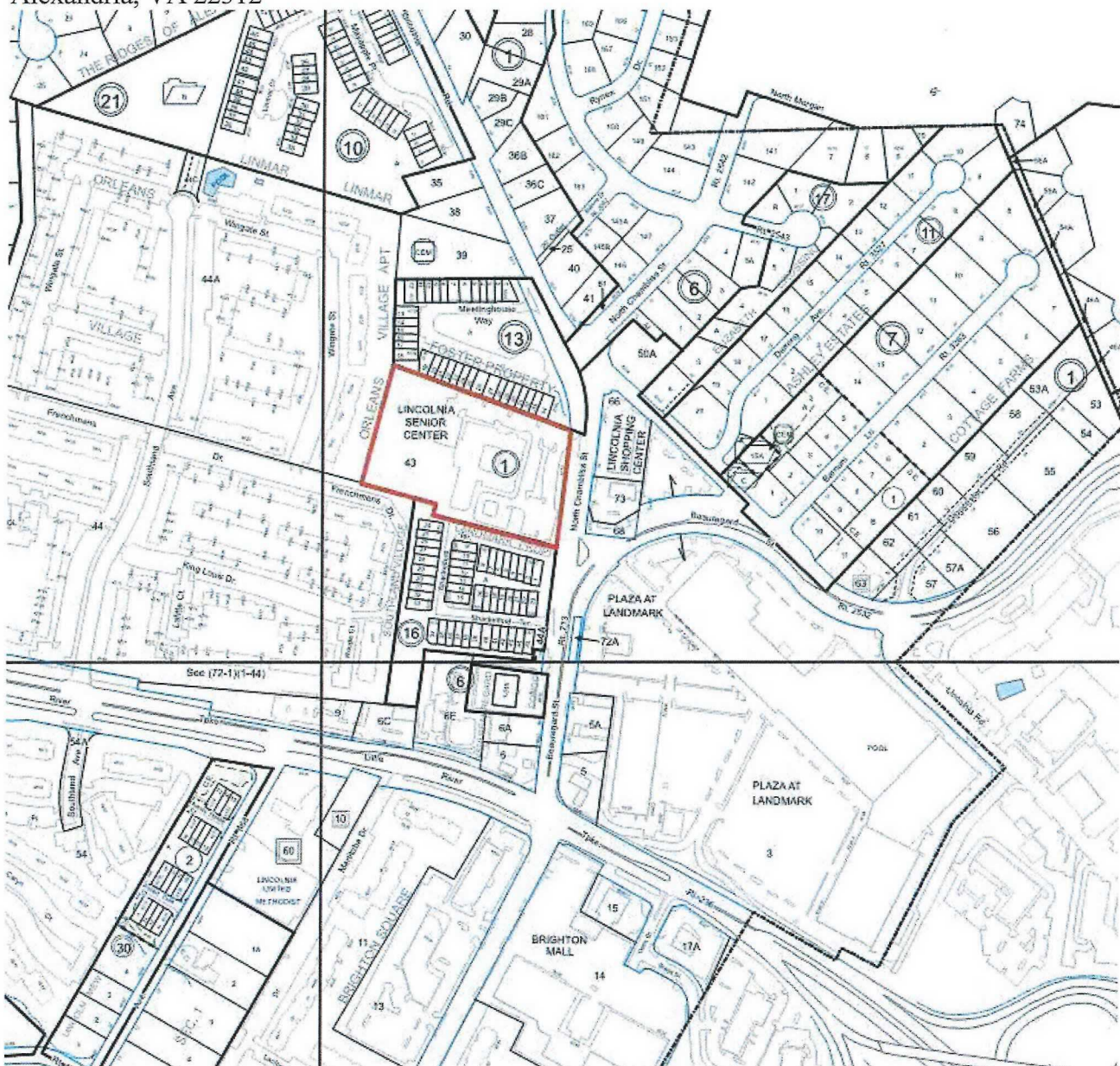
A. PROPERTY IDENTIFICATION MAP:

VICINITY MAP

Scale: 1"=500'

Lincolnia Senior Center

4710 North Chambliss Street
Alexandria, VA 22312



Section 15.2-2232 Review
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PART II: SUPPORTING MATERIALS AND INFORMATION

C. PHOTOGRAPHS OF SITE:



Photo 1: Looking East towards the shopping center across N. Chambliss Street



Photo 2: Looking West towards Lincolnia Senior Center site entry from N. Chambliss Street

Temporary Bailey's Crossroads Community Shelter
2232 Report



Photo 3: Looking South towards N. Chambliss Street



Photo 4: Looking North towards N. Chambliss Street

Temporary Bailey's Crossroads Community Shelter
2232 Report



Photo 5: Looking East towards bus stops at N. Chambliss Street



Photo 6: Looking West towards the open field entry

Temporary Bailey's Crossroads Community Shelter
2232 Report



Photo 7: Looking North towards Charleston Square – North part of the field



Photo 8: Looking West towards Arbor Park of Alexandria – West part of the field

Temporary Bailey's Crossroads Community Shelter
2232 Report



Photo 9: Looking Southwest towards Arbor Park of Alexandria – Southwest part of the field



Photo 10: Looking Southeast towards Stone Gate and Lincolnia Senior Center – Southeast part of the field

Temporary Bailey's Crossroads Community Shelter
2232 Report



Photo 11: Looking East towards Lincolnia Senior Center community gardens



Photo 12: Looking South towards the site entry from Shackelford Terrace

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PART II: SUPPORTING MATERIALS AND INFORMATION

D. PROPOSED FACILITY ELEVATION:



EAST ELEVATION



NORTH ELEVATION

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PART III: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF THE PROPOSED USE:

1. Project Description:

The approved Southeast Quad redevelopment agreement between the Board of Supervisors and the private developer, AvalonBay Communities, Inc. that includes the currently owned Bailey's Shelter site, requires the relocation of the existing Bailey's Shelter by March 01, 2017.

The proposed temporary facility will house the Bailey's Crossroads Community Shelter for approximately 4-5 years while a new shelter site is secured and the facility is designed and constructed for permanent location.

The proposed site is located along the west side of North Chambliss to the west of the intersection of Lincolnia Road and Beauregard Street. The property is owned by the Board of Supervisors and is in R-3 Residential District with a site area of approximately 4.833 acres. The site is currently occupied by Lincolnia Senior Center. An open relatively flat field is located to the north side.

The temporary shelter will be located on the field towards the northwest side of the site. The site is accessible from N. Chambliss Street and is bounded on the west and southwest by Arbor Park of Alexandria, on the north by Charleston Square, on the southeast by Stone Gate and Shackleford Terrace, all residential developments. North Chambliss Street is located to the east of the site.

The proposed temporary shelter will be a one-story structure comprised of pre-manufactured modular buildings for living quarters, service areas and administrative areas. The pre-manufactured modular building is approximately 56' wide by 106' long, approximately 18' high to the ridge of the roofline, and has an area of approximately 5,922 GSF. Twenty four (24) parking spaces including 1 handicap parking space will be provided.

The façades of the pre-manufactured modular building will be comprised of cementitious siding with a relatively flat roof. Ramps, stairs, and railings to the building will be constructed of aluminum and/or wood. The temporary shelter structures will be removed after the new facility is completed and occupied.

The facility is currently considered a "Public Use" in accordance with the Zoning Ordinance definition. The shelter houses 46 beds, 32 for men and 14 for women. The facility is staffed 24 hours per day, 7 days per week, with an average of 8 daytime staff members and 2 staff members at night. Shelter residents are expected to leave the shelter by 9:30 am and may return at 4:30 unless meetings are scheduled with case management staff or in occasions of extreme weather conditions. The shelter operates with a 10 pm weekday curfew with an

11pm curfew on weekends. Three days a week, the facility offers a drop- in service from 9:30 to 1 pm to provide unsheltered individuals access to the facility to engage in services, shower and eat lunch.

2. Area to be served by the proposed use

The existing Bailey's Shelter for adults is located in Mason District. The temporary shelter will continue to be in Mason District, serving the same population as the existing facility.

3. Maintenance requirements and frequency

The new shelter will be maintained by the County through contracted services. The services will include standard custodial services, facility and equipment repairs, and routine grounds and landscaping maintenance. Standard power, information technology, and telecommunication facilities will be provided to meet the shelter program requirements same as the existing shelter facility.

4. Propagation maps (for telecommunications applications) N/A

B. REQUIREMENT FOR PROPOSED USE

1. Why the new or expanded facility is needed

The existing Bailey's Crossroads Community Shelter facility is located at 3525 Moncure Avenue, Falls Church, Virginia. The approved real estate exchange agreement for the redevelopment of the site occupied by the current facility requires that the facility be relocated by March 2017. Due to the redevelopment schedule and the time required in locating a permanent site and constructing a new shelter, a temporary relocation is required to ensure the services and operations of the shelter program continue while the site redevelopment work begins. As such the shelter will be relocated to a temporary site and housed in modular units. The Fairfax County Department of Public Works and Environmental Services (DPWES), Building Design and Construction Division (BD CD) is currently working on a replacement site for the permanent facility. The temporary shelter at 4710 North Chambliss Street, Alexandria is required to allow for continues operation of the shelter while the new replacement site is searched and the facility is designed and constructed.

2. Why the proposed location is the best location for the proposed use

The property is zoned R-3 and allows the public use by right. It is a County owned site and does not require lease or private party agreements thus allowing for the timely relocation of the shelter. The site is located near businesses and is accessible by public transportation, both of which are very important factors in serving the shelter population.

3. Why the proposed location and type of facility is the least disruptive alternative

The shelter is a public use facility and will be located in the same service area as the existing facility. The site is relatively flat and will require minimal site work for this location. The parking and facility located to the rear of the site will have no impact on the usability of the existing Senior Center. The existing conditions and the site location offer the least disruptive option and the most expedited alternative for the relocation. The site area is sufficient to

allow for the facility and the parking to meet the Zoning Ordinance requirements for development conditions. The facility will be designed to meet county, state, and federal codes for life safety and accessibility.

C. ANTICIPATED IMPACTS / MITIGATION

1. Visual

The facility location on site will be coordinated with the existing developments to allow for proper setbacks within zoning limitations. Landscaping will be provided to buffer the view of the shelter area from neighboring residential units. The proposed shelter will be a one-story structure comprised of a pre-manufactured modular building however, architectural enhancements will be incorporated into facade design to be compatible with residential facilities.

2. Noise and light

The facility will not have any major on/off site noise impacts. Appropriate setbacks and buffers will be provided. There will not be any exterior speakers on the building. All site lighting will be designed to provide security and comply with Zoning Ordinances requirements.

3. Air and water quality

No change in air quality is anticipated. The existing water and sanitary sewer services will support the new facility. Appropriate water quality and quantity control design locations and computations as well as stormwater and BMP narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for DPWES/Land Development Services (LDS) site plan review and approval. Erosion and sediment control systems will be installed to manage stormwater runoff during construction in accordance with the PFM.

4. Environmental

The new facility will have minimal or no environmental impact on the adjacent properties. Landscaping will be provided as required and appropriate in the overall site development plan. Transitional screening, tree protection measures and perimeter erosion control measures will be provided in accordance with the governing regulations and standards including the Zoning Ordinance and the PFM, as applicable.

5. Transportation (including trip generation)

No significant additional traffic is expected to be generated from the shelter use. Most shelter residents do not own vehicles and the shelter will receive minimal visitors on a daily basis. Adequate parking is provided to meet staff and residence requirements.

6. Mitigation Measures

The temporary facility will be removed in its entirety after the new facility has been constructed and is operational. The site will be restored to a similar state that existed prior to the temporary shelter construction. The new pedestrian access way and improved landscape buffer will remain. Trees that are removed as a result of temporary facility construction will

be supplemented with new trees to meet the pre-existing tree coverage. Appropriate signage in the surrounding area, fencing around the perimeter and full time security will be provided.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal

The shelter is a public facility to be located on the Board of Supervisor owned property by right.

2. Relevant standards/criteria supporting the facility and location

The proposed site area is sufficiently large to accommodate the new temporary shelter. The design will meet the Zoning Ordinance requirements for setbacks, open space, landscaping and other improvements. The facility will also be designed to meet all applicable County, State, and Federal codes and standards.

The existing facility is currently an active site housing an adult senior center, an adult daycare facility as well as senior and assisted living. The co-location of County facilities creates a potential for shared services and efficiencies in maintenance.

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

1. Other properties

Multiple sites were reviewed for the facility and several that would accommodate the temporary facility were identified for further review. Due to the short time frame for the required relocation, the proposed site is the best fit for the temporary shelter, other sites were deficient in meeting the relocation requirement which included access to public transportation, access and potential employment service areas, sufficient site area to accommodate both building and site area requirements, and opportunity to meet the required relocation schedule.

2. Other locations on the subject property

The shelter is located at the north west of the site to allow for visual access from North Chambliss Street and for minimal impact on the loading dock and community gardens of the existing facility.

This location also allows for a portion of the field to remain available for community use. Due to limited size of the site, other site locations were deemed to not be feasible.

3. Reasons for rejecting each alternative location

Other sites were rejected for a number of reasons including lease agreements, inaccessibility by public transportation, site zoning requiring zoning actions that would not accommodate the redevelopment schedule, site size, and limited availability within the current service area.